

COMMITTEE ON JOINT SCHOOL BUILDINGS

March 23, 2004

7:00 PM

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert and Kelley
Aldermen Roy, DeVries, Porter, Garrity

Absent: School Committee Members Beaudry, Cote, Perry
Alderman Thibault

Messrs: Tim Clougherty, Allen Jefferson, Ken Cornwell

Chairman Herbert stated I'd like to read into the record that School Committee Member Cote's committee is meeting at this time. We just happen to have a conflict.

Chairman Herbert addressed Item 3 of the agenda:

Update on the School Facilities Improvement Project

Tim Clougherty stated I'll turn it over to Allen Jefferson with DMJM, who will give us an update on status from the past month.

Allen Jefferson, DMJM, stated just to update some of the major activities that have occurred over the past 30 days. Central High School fire protection and fire alarm work installation continues in both the practical arts and the classical. Also the same thing over at West High School, similar work, that is actually ongoing nighttime installation activities for fire protection and fire alarm work also proceeding at that location. Also at Central High School and West High School as you've seen over the past weeks, both structural steel for the major building addition was completed; that our major portion of erection was completed and both floor decks and concrete placement at both locations is ongoing. Over the February vacation some significant activities at Smyth and Jewett to take

advantage of the students being let out at that portion in time. Rooftop units placed at both schools and also interior painting in the 1990 additions also took place at both locations. Gossler – work has commenced at that location, at that elementary school, and that's consisted of ductwork installation, wall penetrations to facilitate ductwork and also I believe ceilings within the major corridors have also been removed to allow for that ductwork installation to continue. Switchgear got set in the classical basement, also electrical work; power distribution in the basement of West High School is ongoing. As far as design activities, Memorial High School construction document submission has occurred and is currently in review. Actually review has been completed on that submission and Design Group 2; those issued for construction documents have also been submitted. For upcoming activities I'd like to turn it over to Ken Cornwell.

Ken Cornwell, Gilbane, stated just to continue with Allen, talking about the schedule... As you can see by the amount of activities that Allen just read about as things are completed, you can see that we're starting to make our inroads into the next group of schools. And when I say that as I remind everybody on the Board as well as the rest of the community, the summer of 2004 one our major targets for schools in the City of Manchester. We are planning this summer to be in eleven schools doing major abatement work and just summer work in general, probably in a two-shift 24-hour a day basis, which is a major upcoming activity we're planning. So if you hear on the streets or hear from people that's what we're doing. We're talking to a lot of principals, we're talking to the teachers, we're actually bringing on some moving people to start talking about moving schools around, we're awarding asbestos abatement contracts, we're awarding contracts and getting ready to start the finishes as soon as school is out. Just to talk about Central High School for a minute. For those that missed the topping off on the rainy day of Friday a week ago, it was a pleasing moment for me. It was the largest school and I know Chris was there and I saw other people on the Board were there. It's a big occasion for us to put a topping out of a piece of steel. Everybody always asks if that's the last piece of steel up, well it's not always the last piece up but it's the highest piece we put up. As a matter of fact, the crane just left the job site today, due to the weather and the snow last week; they are officially off from the job with the crane. We're down to the final pieces of erection. We expect the extra wall to start probably within the next two weeks, two to three weeks we'll be putting an exterior stud wall up. The classical IAPA renovations are still ongoing. Most of the electrical work in those buildings is done, sprinkler work is just about done, we are getting ready to start painting, which will start to give a real look to the building, which is what I think we've been after. And the same thing goes with West. If you haven't been by West High School, you'll see West High School's building is enclosed. If you were to take a tour of the building, which I would invite you to do at any time, you would see that all of the first floor administrative areas now studded out, the door frames

are in place, the mechanic work is ongoing, and we're targeting for a late summer turnover for the administrative areas, for the principals. So that is right on target where we want to be. We talked about some of the elementary schools. We're almost done with Jewett and Smyth Road. That equipment should be coming online some time in the next couple of months and those schools should be coming to close. We're already taken the next step into Gossler. We're already into Webster. We're looking at Parkside, Hillside, Southside starting next month. Memorial should be underway next month. You can see now that we're starting to take a bigger and bigger bite out of the overall project. We expect to be done with the final design for Hillside, Southside in two weeks. That final document is in for approval and that will only leave three schools and MSC for design, which should be done sometime in May, I believe we're still on target for. Other than that that is where we are from a scheduling standpoint.

Chairman Herbert asked does anybody have any questions at this time?

Mr. Clougherty stated a couple of items. I apologize; I wanted to get them on the agenda. Unfortunately I was pretty sick last week and the majority of the agenda went out, but there are some items that I wanted to bring up under New Business. The first order of business has to do with change orders. We have executed five change orders to date and I wanted to make the committee aware of that fact. None of these change orders have had any impact to our guaranteed maximum price, which remains at \$94,900,200. The change orders one through five have been executed and I just wanted the committee to recognize it and acknowledge that fact. An other item of more significance has to do with our contingency and environmental issues that have been brought up; unforeseen conditions that we've known have been out there and we've working diligently to come to terms on exactly what that is going to cost us. At this point in time we've competitively bid all of the environmental removal work associated with the project, and we're looking at an impact to our guaranteed maximum price out of our contingency of roughly \$1,083,000. That's an upset limit. We're still negotiating a small portion of that, but that's where we're anticipating our hits to be right now and while on one side of the coin it is bad news that we're looking at \$1 million additionally to take of these unforeseen conditions, it really could have been a lot more than that. Gilbane has worked with us in order to minimize that impact. We've competitively bid to, I think there were five different vendors that participated in our process and at this point I would open the floor for discussion if it would please the Chair, and ask for your concurrence that that money be taken out of the contingency in order to address those issues.

Chairman Herbert asked under the approval of the dollar amounts on Page 7 of 11, approved contingency is at \$5.65 [million], does that mean that slightly more than \$1 million drops that now to roughly \$4.642 [million]?

Mr. Clougherty answered it would bring it roughly to \$4.55 [million].

Alderman Garrity asked Tim, can you briefly explain these unforeseen circumstances?

Mr. Clougherty answered basically our requirements for monitoring hazardous materials and other environmental conditions is concentrating on what we refer to as our AHERA report. I'm not sure exactly what the acronym stands for. But basically it requires us to analyze a condition of known hazardous materials in our schools on an annual basis and to reexamine them in great detail by an independent consultant every three years. Now what we did in our Request for Proposals, is that included all of the known materials in those schools, in our Request for Proposals which Gilbane. We said basically that we know we have these things out there. If you run into them in the course of construction, it's your responsibility to mitigate that either through removal or some other encapsulation or what have you. But we did mandate that if we're telling you to put down a new floor and there is currently an asbestos floor, you take that out. So the issues that we've identified are issues that were never previously known. They could have been things such as transite panels inside of walls that we had to sample because we're now penetrating those walls and addition onto the school. A couple of things could be window caulking. Because window caulking is outside of the interior environment that would be considered a hazard. We have never tested the window caulking so our window caulking at like the industrial arts building at Central and the exterior at Weston Elementary School came up positive and now we have to treat the removal of those windows as an environmental hazard type project. So it increases our cost substantially both for the labor associated with it as well as the demolition of the construction material.

Alderman Garrity stated you're asking us to spend a million dollars in that line item; I'm not saying it's not justified, but I don't have anything in front of me telling what that million dollars is for.

Mr. Clougherty responded that's correct, you don't and I will get that information for you.

Alderman Garrity asked are you asking for a vote tonight on that million-dollar contingency?

Mr. Clougherty answered yes I am.

Alderman Garrity stated I don't know how the rest of the committee feels but it's a million dollar line item that they're asking us to spend and we have no written documentation in front of us whatsoever. I feel very uncomfortable voting for something when I don't have written documentation in front of me.

Mr. Clougherty stated I do have a breakdown for each school that I'm prepared to hand out to the entire committee for that.

Alderman Garrity stated that will be helpful. Tim, if this was delayed a month, what type of affect that would have? One thing that I don't like and it happens almost every Board meeting, is we get stuff like this in front of us to spend a million dollars and we don't have a chance to read through it. There's no reason why this can't come to us a couple of days before the meeting. If we were to delay this until the next meeting, what type of affect would that have?

Mr. Cornwell answered that is only one piece of about \$2.5 million worth of asbestos that needs to be removed.

Alderman Garrity asked which will come out of that line item?

Mr. Cornwell answered it will not come out of that line item. The balance to that as Tim had alluded to was in the AHERA reports, which is already part of our contract to do the abatement. This is the piece that we had talked about from the conception of the job. That we knew there was some stuff there that we just couldn't identify. So to answer your question, the intent is to award this contract together so that we can take the advantage of buying it at one time. We are prepared to do those awards immediately in order to hit the April 26th school break. That's why it is important and I think we all apologize for being remiss in getting it to your last meeting but it has taken a long time to sample 21 schools and bring the information to this format.

Alderman DeVries stated I guess the only additional question I would have is, you feel comfortable that this might be the only immediate need to hit the contingency? Are you feeling more comfortable now that we have sufficient contingency or we might even have dollars left in that line? Not that I'm looking to spend them tonight.

Mr. Clougherty stated I still feel very strongly that we do have sufficient contingency. There is one other significant item that is hanging out there and we're waiting for a finalized pricing on it. That has to do with the additional of stairwells to both Southside and Hillside Middle Schools.

Alderman DeVries asked say that again? Addition of what?

Mr. Clougherty answered to had to add stairwells to the design of Southside and Hillside Middle Schools that was not anticipated. That will be an added cost to the program. Outside of that, there are no other substantial items that I would see impacting the contingency and the reason like Ken had mentioned, that we've waited to this point is that we wanted to comprehensively purchase the buyout of our hazardous material removal and we as a department spent the past probably 60 to 90 days dealing with Gilbane and the bidding documents so that we could bid it together along with the items that they have to remove already.

Alderman DeVries asked so you do feel that as far as the hazardous materials present in the school, this will 100 percent address that situation, so you are no longer concerned about that rearing its head?

Mr. Clougherty replied I think that would be accurate. It's hard for me to yes it's definitely 100 percent. We feel we have comprehensive studies and we don't anticipate coming back to the committee for any significant dollars associated with hazardous materials.

Alderman Garrity asked Tim, do you have an estimated dollar figure for the stairwells at Southside and Hillside?

Mr. Clougherty answered right now we're looking in the neighborhood of about \$400,000 to address the both of them.

Alderman Garrity asked when do you think you're going to be in front of us to ask for \$400,000 in contingency?

Mr. Clougherty answered we'll have that next month.

Alderman Garrity asked we're going to receive that information beforehand? I hope.

Mr. Clougherty answered we're going to do the best we can, Alderman.

Alderman Garrity stated one further question Mr. Chairman. I'm looking at this and on Page 1, Hillside Middle School, per Dec Tam quote. What does that mean?

Mr. Clougherty answered what we have is the Dec Tam, Air Quality and Twin Brooks Environmental. Those are the three bidders that we're going to be moving forward with potentially on the asbestos removal so that's the name of the company that provided us a quotation.

Alderman Garrity asked so those are the folks that are handling all of the hazardous materials?

Mr. Clougherty answered the removal.

School Committee Member Kelly moved to authorize an expenditure of up to \$1,083,439 from the School Facilities Improvement Project's contingency account to cover costs associated with unforeseen environmental issues (asbestos removal). Alderman DeVries duly seconded the motion.

Alderman Garrity stated again, what kind of delay are we going to have if we wait until next month? You're asking us to spend a million dollars in contingency and you throw a piece of paper in front of us five minutes before we do it. I don't think we're meeting our responsibilities as members and I'm still looking through this. What kind of delay are you going to have if we were table this and then look at it again next month?

Mr. Cornwell answered substantial. When I say that Alderman Garrity, it has taken us months to bring this to volition and we we're looking for a June start except in two schools, which we need contractors for April 26th. In order to get the property notifications to the State and get everything set up, we can't afford to lose another month and wait until April. We just can't do that in order to be successful and I'm just going to step out of line here for a second and just tell you that Tim and I...I just whispered to Tim...the money we're talking about spending was money that was allocated in the reserve to do this to begin with. At the time we put this project together we didn't know how much more there was going to be. I think we took our best guess when I say that because Tim was involved and so was I, that we knew there was going to be more. I honestly think we're under the number we were thinking about. I know that doesn't help this situation.

Alderman Garrity stated do I think it's justified? Probably so, but you don't come in here five minutes before we vote on 20 percent of our contingency and give us a piece of paper like this. It is irresponsible. It's not acceptable. Is it justified? Probably so, but is there a reason why we didn't have this on Friday or Thursday or anything like that?

Mr. Clougherty replied as I explained, I apologize. I was not in office in the middle of the week last week when the agenda went out and I fully intended to include this summary along with the agenda. Although I did not have the opportunity to do that, I accept full responsibility for you guys not being informed prior to the fact.

Alderman DeVries stated I guess I'm just envisioning that the supporting documents to this breakdown probably wouldn't make a whole lot of sense, if you will, to this group. I don't know how we could break it down any more that would make us feel more comfortable. I'm not quite sure what it is Alderman Garrity would need to make him feel more comfortable identifying the exact windows or points that are going to be addressed in this cleanup. I think you have documented for us at each facility where something has been identified and I just don't see what further documentation is going to make me feel more comfortable. I'm fairly comfortable with this today. So I certainly as Alderman Garrity do not appreciate last minute documentation being handed out, it happens on occasion.

Alderman Roy asked Tim, or whoever would like to answer this, if a school is not on this list, does that mean they passed with a zero balance? I know some zero balances like Memorial High School, but there are other schools that I don't see. I don't see Smyth Road, which is one of my schools?

Mr. Clougherty replied if the school is not on the list, it's either already been addressed or it will be addressed with a zero balance as you noted. Smith Road and Jewett Street School have already been addressed, so they're not included in the list.

Alderman Roy asked in looking at this there is an eight percent contingency, if that is not spent, much like you're asking us to spend out of contingency, that will come back to lower the...?

Mr. Clougherty answered that's correct. As I alluded to earlier, this is what we're referring to as an upset limit. There's a couple of items in here that haven't been bid out yet that we are still looking to make that, call it a \$1.1 million number, better and as far as the contingency at eight percent, the asbestos consultants and the regulatory services, those are things that we'll be negotiating with Gilbane and we'll be paying actual costs for rather than lump sum line items that you see.

Alderman Roy asked so something like the moving storage, I believe there's two numbers of \$25,000 under allow, if the bids come in lower, the City will reap those savings?

Mr. Clougherty answered that's a perfect example.

Alderman Roy stated I do have to concur that earlier better than later is much better so we can see all of supporting documentation.

Chairman Herbert called for a vote on the motion. The motion carried with Alderman Garrity duly recorded in opposition.

Mr. Clougherty stated I have two other items. There was an item on the Building and Sites Committee agenda last evening that I got a few weeks back that I've been researching. It has to do with the application for State aid through the Department of Education. Mr. Ed Myrtle from the Department of Education had written a letter to Dr. Ludwell noting some concerns relative to about a dozen of the schools. Some of them dealt with ADA issues, others dealt with some life safety code issues. I've had conversations with both Ed as well as our Fire Department and the list has been reviewed. All of the items listed are currently being addressed. I just wanted to make sure that the committee was aware that the letter existed and that the items were being addressed and we foresee no problems whatsoever in receiving full approval of that application. So I just wanted to notify the committee of that. I know that there has been discussion along that line.

Alderman DeVries asked are you planning on forwarding a copy of the letter and the documentation to us?

Mr. Clougherty stated I can forward a copy of the letter. The letter was not addressed to me, it was addressed to the School District, so I can see to it that it is forwarded to the Aldermanic side of the joint committee.

Alderman DeVries asked and that will break down specific issues that are going to be followed up on?

Mr. Clougherty replied specific issues that we feel have already been addressed.

Chairman Herbert stated Alderman that was in front of the School Building and Sites Committee at our meeting last night. It was essentially an update on the continuing effort to retain as much additional aid from the State. It has been an ongoing effort so it was an update to us from basically our administration because the letters have been addressed to Dr. Ludwell and essentially we had all... The bottom line on the discussion was that we are on top of it and most of the issues were relatively minor, but they needed to be responded to and so the response is occurring and is satisfactory at this point in time. We have a copy of the letter here now and we'll provide one to the Clerk.

Mr. Clougherty stated the last item I had to bring up had to do with the alternative flooring that was brought up by Committeeman Beaudry last month. He asked us to conduct a study relative to utilizing a NORA rubber velour in lieu of VCT (vinyl composition tile) in our corridors and Gilbane concluded this study yesterday. I'm prepared to share it with you, although it is last minute as Mr. Garrity notes, we just concluded it yesterday. But basically if we're to entertain this product and it's something that the committee wants to move forward with, we have somewhere around 150,000 square feet of corridor flooring that we're

replacing and the total cost to the program would be somewhere in the neighborhood of \$1.5 million. That would be an increase in order to change from the vinyl composition tile to the rubber tile.

Chairman Herbert asked is that the amount of the increase or is that the total budget cost?

Mr. Clougherty replied that's the amount of the increase.

Chairman Herbert asked and the total project costs would be roughly...? In other words it is \$1.5 million in addition to what?

Mr. Clougherty answered that would be on top of our \$95 million.

Alderman Roy stated I think I can ask that in a different way. Is the \$1.5 million the difference between original cost and new cost, or is that the total cost?

Mr. Clougherty answered that is the difference. So the original flooring costs were already backed out. This is a net add.

Alderman DeVries asked when an item like this comes up; it's obviously underneath the domain of the School Board to make decisions as to any changes. Educate me. What is your process? So you go back to Building and Sites at the school side and evaluate this report to bring feedback back to this committee as to whether you are advising that this is a worthwhile change?

Chairman Herbert answered it hasn't come before us on the Building and Sites side. I think our thought was that this was not really a change...even though it costs a lot more money this was not a change in scope, in effect, and that it was therefore it comes under this committee. When we have design changes or changes in scope, then the School Board gets involved and putting its approval on it, but this was essentially a member of this committee asked for this information. Arthur Beaudry asked for this information, I believe at this committee level, therefore its the Joint Building Committee's responsibility to make a decision on it and consider it.

Alderman DeVries asked Mr. Clougherty, what is the drop-dead date you would have to know if there were going to be any changes made or have we passed that? Hopefully not if you've just concluded the study.

Mr. Clougherty answered we have passed it for some schools where we've already replaced corridor flooring. We're moving forward with our VCT, as was part of the original program in absence of a direction to move otherwise.

Chairman Herbert asked this is not a recommendation?

Mr. Clougherty stated this is not our recommendation. This is merely for information purposes should the committee decide to entertain. I would forward copies of this along to the committee members for your perusal and should you decide, the vote can be taken up at any time and we can figure out exactly where we stand with the corridor flooring at each of the individual schools at that time.

Alderman DeVries asked so it is a decision that could be put off to next month?

Mr. Clougherty replied it is something that could be put off to next month, but I can't make the promise that materials aren't being ordered for schools immediately. Maybe Ken can help us out a little bit with that.

Mr. Cornwell stated I know you don't have the list in front of you. I'm just reminding you that we're already under construction at Central. We are proceeding with Central High School's floor. That's part of this price. Hillside, Southside, Parkside are targets to start in June. That product is on our documents already, so it would have to be redesigned to take it off. I'm looking at Memorial, is due to go out, actually we have documents already. West High School is under construction; it has product already in it. So these numbers that are reflecting here were done off from drawings as an estimate as we requested to do, don't reflect what's already installed. So this is a net off from the drawings, off from the architect's drawings and that's what we did as requested. The work in ongoing I guess is what we're trying to say.

Alderman DeVries stated so you're saying if we did switch at this point, the actual cost would be considerably lower because this is reflecting all of the schools and some of them have already had an installation or an order?

Mr. Cornwell stated the price may go up because in fact we may have product if you decide to substitute or change that product out, we have to take it back out again, you may be paying for the restocking of the product we already have, as well as replacing the product that's already in place. I guess that's what Tim was trying to get at.

Mr. Clougherty stated we're basically hitting a moving target. There's no other way.

Chairman Herbert stated as a comment on side, I'm not in favor of changing...spending \$1.5 million on this different material and the main reason is because as you've heard here, the payback is extremely long and given our contingency size, I'm very reluctant to respond to one committee member's,

because this is basically one committee member that has brought this forward, and they're responding to that committee member but, I think...I don't think we should let this hang out there any longer than we absolutely need to. So I would prefer to dispense with this as soon as possible, if the committee would not mind. If the committee wants to let it hang out there, then that's the committee's wish.

On motion of Alderman Garrity, duly seconded by Alderman DeVries, it was voted to receive and file the information that was distributed on the rubber velour floor tile.

Chairman Herbert stated thank you for your further information. Is there anything else Tim?

Mr. Clougherty replied nothing else that we wanted to bring up under New Business.

Alderman Roy stated just a couple of quick comments. Tim, you mentioned since contingency seems to be the favorite word of the night, of that \$5.6 million that was put aside, we've already spent as of tonight the \$1,083,000 and the next subject you've lined up is the \$400,000 for stairwells? Is that correct?

Mr. Clougherty answered that's correct?

Alderman Roy stated that leaves us a nice balance. What else do you see down the road for any more that? What will we be able to bring back to the taxpayers?

Mr. Clougherty stated could you repeat the question? I didn't hear the last part.

Alderman Roy stated right now we've got \$4.566 million remaining. After the stairs we're looking at \$4.166 [million] remaining. What else do you see down the pipeline? I know the stairs are going to be at the next meeting. We spent \$1 million this evening. As this progresses...?

Mr. Clougherty answered as we talked earlier; at this point in time I don't foresee any major items that would require use of our contingency at this point in time. We haven't gotten into the hard line construction in 16 of the 21 schools that are being addressed. There may be issues that we run into at that time that require use of some of the contingency. We're also only complete with...we are complete with about 90 percent of our design. So the lion share of the issues that come up, come up during the design phase, and quite frankly the reason that we such a healthy contingency in a project such as this, the reason that we recommended such a high contingency, was for our environmental concerns. We really didn't know what was out there and I know it's hard to swallow, that million dollars, but

we are getting off relatively better than the alternative could have been. So at this point in time we don't see anything major program wise, not to say it couldn't come up, but we're not really anticipating it. That million dollars is going to be the biggest item we come to you with. I know that there are a couple of ideas that were expansion of scope that have been floated around by various members, but nothing that impacts our program currently. Nothing that's an absolute necessity.

Chairman Herbert stated there is one other item that may come up in the future and I'm not sure what the number is on that. But we did go to Memorial High School, which some of you may be aware. We put in additional weight lifting equipment into the high school and it's been extraordinarily successful, but the space that was there is not large enough and so several of us went out just to look at that site, on that side, it's near where the new mini gym will go next to the larger gym, the existing gym, and there's been some ideas floated about taking that and just moving it out just another 1,200 square feet, so that they have essentially enough for the additional weight lifting equipment to do so safely. Right now they're getting tremendous use. It's 30+ kids per session and is very popular. But we don't have a number on that and we have asked for a response from the team and that will come forward. I'm not sure when, but that is one thing that is out there and I can't tell you what it would cost, but it's something less than the stairwells I believe. But believe me I'm not the professional. I know that's out there.

Alderman Roy asked Mr. Chairman, are we looking at that next month? How soon are we looking at that number and when does that fit into the construction schedule?

Mr. Cornwell answered we were asked to take a look at it. We're actually giving some design proposals now to take a look at the design. We'd need authorization to do a little design work before we can put a number to the project. Memorial has some soil issues that we haven't had a chance to talk about. That's how new this is, but the southwest corner of that school has some foundation issues that could cause a problem here. But we're not prepared to deal with it right now until we do a little bit more design work. I think we'll be able to come back next month with a better idea of where we are. If it's anticipated to do it with the project, we may have to move quickly. We'll have to talk to Tim and Allen about how we can get there. Right now we're done with Memorial's design and ready to start construction the fifth of April. The mini gym, which is 35 feet away from where this building is supposed to be built. So it may or may not be able to be done at the same time.

Alderman Roy stated just as one Alderman, if it's a matter of expediting or keeping expenses down, I wouldn't mind meeting more than once a month so any time the Chair wants to call the committee, I will be here to expedite and hopefully keep the cost down by doing so. So much for criticism. On a positive, I was in Webster School this morning and the structural steel for the rooftop units was put in and is in process and I'm very impressed with the cleanliness and the way the halls were left after the work. And I'd like to commend Gilbane and Tim and everyone for that work. That Principal is very happy and when he's happy, I'm happy.

Alderman DeVries stated going back to your comment, and I realize you're very premature, but you were talking about soils and foundation issues potentially at the southwest corner, my question would be, we have another project that we're undertaking there in some stadiums and though that has not been initiated, it will be coordinated if there are any issues that start play one into the other? It's easy to ask of you.

Mr. Cornwell stated we were pleased to be coordinating Memorial fields with Southside and Memorial. It gave us the latitude to do some things across the board. From the fields and from Memorial and for Southside. Actually I think it mitigated a lot of the problems we would have had if they had been different projects.

Alderman DeVries stated absolutely, and I think we're starting to see some of the additional benefits of having the same general contractor coordinating that. So when you come back to us it will be from reflecting both the field improvements as they go forward as well as anything on the southwest corner soils and...because the stadium is in the general vicinity there, I would imagine. The stands... My concern is that one project might interfere with the other or you...

Mr. Cornwell stated the Memorial fields right now, Alderman DeVries, where we're talking about putting the new weight room addition, will have no impact on the field project at all. The soils condition that we were alluding to is, one of the borings we had a little further away from this, indicate some bad soil and it happened to be one of borings at the field. It indicates we may have a deep pocket of material we'd have to deal with. It's okay for seating because we're drilling down and actually putting a foundation in. It doesn't work well for a gymnasium because actually we just need a house foundation, which causes us to go deeper and costs more money and that's why we're actually having problems with the... One of the engineers now is questioning what is there. So it could in fact cause a little hiccup finishing the design on it. This is so new, Tim hasn't even heard this yet until now. So everybody is getting the information first hand.

There being no further business to come before the committee, on motion of Alderman Garrity, duly seconded by Alderman DeVries, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee